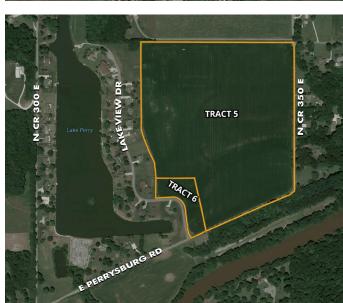
TRACT BREAKDOWN

372.692+/- total

TRACT 1	156 ^{+/-} ACRES	150.3+/- TILLABLE • 5.7+/- OTHER
TRACT 2	60.897 ^{+/-} ACRES	50.15+/- TILLABLE • 6+/- WOODS • 5.747+/- OTHER
TRACT 3	30.12 ^{+/-} ACRES	30+/- TILLABLE • 0.12+/- OTHER
TRACT 4	24.61+/- ACRES	24+/- TILLABLE • 0.61+/- OTHER
TRACT 5	51.59 ^{+/-} ACRES	51+/- TILLABLE • 0.59+/- OTHER
TRACT 6	3.475 ^{+/-} ACRES	POTENTIAL BUILDING SITE









REGISTER FOR THE AUCTION

TO PLACE A BID, register prior to the auction by scanning the QR code or visit halderman.com.

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FARM: Durbin Farms Day 1 Cass County, HLS# AJJ-12922 (23)

Terms and Conditions

BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND closing, and the Broker will return the Buyer's earnest money. THESE TERMS, DO NOT BID, BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: August 28, 2023 @ 2:00 PM EST; Bidding closes: August 28, 2023 @ 6:00 PM EST (**See AUCTION

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: August 29, 2023 @ 2:00 PM EST; Bidding closes: August 29, 2023 @ 6:00 PM EST (**See AUCTION

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be emailed properly sign without any modifications. Bidder is to return the completed, signed ract to Halderman Real Estate Services. Inc. by email, fax or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable be credited to the Buver as part of the purchase price of the property. Wire transfer

Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Halderman Real Estate Services, Inc. Seller shall have the right to performance or (c) Seller can resell the property either publicly or privately with out not limited to the holding costs of the property, the expenses of both sales, legal

lnc. beina named as a party to any leaal action resultina from successful bidders

REAL ESTATE TERMS

- TERMS OF SALE: 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject to financing.
- ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.
- DATE OF CLOSING: Closing will occur on or before October 18, 2023.
- POSSESSION: Possession of the land will be at the conclusion of the 2023 crop
- REAL ESTATE TAXES: The Seller will pay the Spring installment for the 2023 real estate taxes, due and payable in 2024. Buyer will pay the Fall installment of the 2023 real estate taxes due and payable in 2024 and will pay all taxes thereafter.
- DITCH ASSESSMENTS: Buver will pay 2024 ditch assessments and all future
- to Buyer's financina, appraisal, survey or inspections of any kind or any other at the last second without having another opportunity to bid again
- tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in
- FARM INCOME: Seller will retain the 2023 farm income.
- DEED: The Sellers will provide a Personal Representative's Deed at closing
- HOMEOWNER'S ASSOCIATION: Tract 6 (of Auction 1) is to the restrictions of be responsible for all dues for the Lake Perry Estates beginning in 2024. The dues
- EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO is not marketable, then the purchase agreement(s) are null and void prior to the

- ZONING AND EASEMENTS: Property is being sold subject to any and all nents of record. Property is subject to all state and local zoning ordinances.
- AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified.
- MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to
- PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at iliaence concerning the property. Further Sellers disclaim any and all responsibilit for bidder's safety during any physical inspections of the property. No party shall be
- (a) declare this contractual gareement cancelled and recover full damage for its sale documents. Buyer(s) accepts the property "AS IS." and Buyer(s) assumes all risks Halderman Real Estate Services, Inc. and in such an event, the Buver shall be liable or a rising by operation of law including any warranty for merchantability event shall the Sellers or HRES be liable for any consequential damages.
 - NEW DATA, CORRECTIONS, and CHANGES: Please check for updated information prior to scheduled auction time to inspect any changes, corrections, o

BIDDER VERIFICATION: Bidding rights are provisional, and if identity verificatio is questionable, Halderman Real Estate Services, Inc. has the right to reject the

are timed events and all bidding will close at specified time. However, our auctions minutes. The bidding will extend in 5 minute increments from the time the last bid is

TECHNICAL ISSUES: In the event there are technical difficulties related to the server.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT SERVICES INC. AND THAT YOU AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic #AU10000277 HRES IN Lic #AC69200019

AUCTION 1 & 2 OF 5 DURBIN FARMS

CASS CO, MIAMI CO | INDIANA





DURBIN FARMS

This sale is a part of a 5 day 1.820^{+/-}acre online auction consisting of cropland, potential building sites, and woods throughout central Indiana and Illinois.



AUCTION 1

Monday, August 28th | 2:00 pm - 6:00 pm ET 327.692+/- ACRES • 6 TRACTS



TRACT 1 of 4

AUCTION 2

Background Image is Tract 5 of 6.

Tuesday, August 29th | 2:00pm - 6:00pm ET 164.958^{+/-} ACRES • 4 TRACTS

Visit halderman.com for more info!





Larry Jordan



PROPERTY LOCATION

Tracts 1 & 2: 3.5 miles south of Walton, IN near 1100 S and 600 E in Deer Creek Twp, Cass Co (*Tract 1*) and the north side of 1100 S in Jackson Twp, Cass Co (*Tract 2*)

Tract 3: along 650 S on the northeast edge along of Walton, IN - Tipton Twp, Cass Co

Tract 4: along 800 E, 1 mile northeast of Walton, IN - Tipton Twp, Cass Co

Tracts 5 & 6: 2 miles northeast of Logansport, IN along 350 E and Perrysburg Rd - Clay Twp, Cass Co

SCHOOL DISTRICT

Tracts 1-4: Lewis Cass Schools

Tracts 5 & 6: Logansport Community
Schools

ZONING

Agricultural

HOME OWNERS ASSOCIATION

Tract 6 is to the restrictions of the Lake Perry Estate Homeowners Association. Buyer will be responsible for all dues for the Lake Perry Estates beginning in 2024. 2023 dues were \$650.

TOPOGRAPHY

Level to Gently Rolling

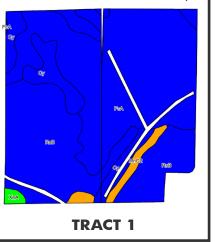
ANNUAL TAXES

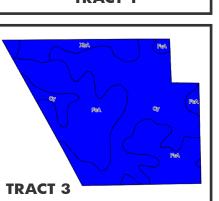
Tract 1: \$4,668.88 Tract 4: \$842.90
Tract 2: \$1,442.12 Tract 5: \$1,488
Tract 3: \$989.34 Tract 6: \$116

DITCH ASSESSMENT

Tract 3: \$162.88 Tract 4: \$41.22

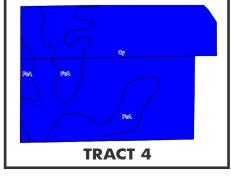
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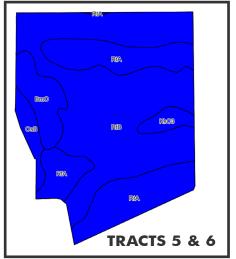






TRACT 2





TRA				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	74.54	168	62
RsB	Riddles silt loam, 2 to 6 percent slopes	52.55	140	49
Су	Cyclone silt loam, 0 to 2 percent slopes	17.65	185	65
MnC2 Miami silt loam, 6 to 12 percent slopes, eroded		4.08	133	47
XeA	Xenia silt loam, 0 to 2 percent slopes	1.18	154	54
	WEIGHTED AVERAG	E (WAPI)	159.1	57.3

TRAC	TRACT 2 SOIL MAP					
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS		
RsB	Riddles silt loam, 2 to 6 percent slopes	27.57	140	49		
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	11.10	142	49		
МоС3	Miami clay loam, 6 to 14 percent slopes, severely eroded	8.64	125	44		
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	5.87	168	62		
HeE	Hennepin loam, 25 to 50 percent slopes	0.70	14	5		
	WEIGHTED AVERAGE	(WAPI)	139.4	49		

TRACT 3 SOIL MAP						
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS		
Су	Cyclone silt loam, 0 to 2 percent slopes	16.18	185	65		
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	14.66	168	62		
XeA	Xenia silt loam, 0 to 2 percent slopes	2.77	154	54		
	WEIGHTED AVERAGE	F (WADI)	175	62.8		

TRACT 4 SOIL MAP						
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS		
Су	Cyclone silt loam, 0 to 2 percent slopes	18.27	185	65		
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	6.67	168	62		
	WEIGHTED AVERAGE (WAPI)		180.5	64.2		

	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
DiD	D. J. 201	22.20	155	E A
RtB	Rush silt loam, 2 to 6 percent slopes	33.20	155	54
RtA	Rush silt loam, 0 to 2 percent slopes	17.76	155	54
BmC	Bloomfield loamy fine sand, 4 to 12 percent slopes	4.54	85	30
OsB	Ormas loamy fine sand, 2 to 6 percent slopes	2.08	110	39
KsC3	Kosciusko sandy clay loam, 6 to 12 percent slopes	1.67	95	33
	WEIGHTED AVERAGE	SE (WAPI)	146.4	51

PROPERTY LOCATION

Tract 1: 8 miles southeast of Peru, IN on the south side of CR 550 S and west side of CR 700 E - Butler Twp, Miami Co

Tracts 2 & 3: on the southwest edge of Bunker Hill, IN on the north side of CR 800 S and west side of Paul Drive - Pipe Creek Twp, Miami Co

Tract 4: 1 mile southwest of Peru, IN on the south side of River Road Pipe Creek Twp, Miami Co

SCHOOL DISTRICT

Maconaquah Community Schools

ZONING

Agricultural, Residential

TOPOGRAPHY

TRACT BREAKDOWN

Level to Gently Rolling

ANNUAL TAXES

Tract 1: \$1,382.72 Tract 3: \$67.36 Tract 2: \$1,756.80 Tract 4: \$79.06

DITCH ASSESSMENT

Tract 3: \$142.50

164.958^{+/- total}

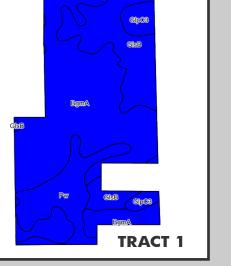
TRACT 1	72.08 ^{+/-} ACRES	72+/· TILLABLE • .08+/· OTHER
TRACT 2	79.5 ^{+/-} ACRES	79+/- TILLABLE • 0.5+/- OTHER
TRACT 3	3.582 ^{+/-} ACRES	potential building Site
TRACT 4	9.796 ^{+/-} ACRES	7.306+/- WOODS • 2.49+/- OTHER



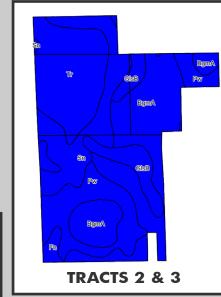




FARM: Durbin Farms Day 2 Miami County HLS# AJJ-12924 (23)



TRACT 4



TRACT 1 SOIL MAP						
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS		
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	42.00	141	45		
GlsB	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	15.86	132	46		
)w	Pewamo silty clay loam, 0 to 1 percent slopes	10.66	157	47		
GlpC3	Glynwood clay loam, 6 to 12 percent slopes	3.56	112	29		

WEIGHTED AVERAGE (WAPI) 140

TRACTS 2 & 3 SOIL MAP						
:	SOIL DESCRIPTION	ACRES	CORN	SOYBEAN		
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	28.60	141	45		
Tr	Treaty silt loam, 0 to 2 percent slopes	18.86	177	62		
Sn	Sleeth loam	14.51	140	46		
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	13.73	157	47		
GlsB	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	6.67	132	46		
Fn	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	1.30	168	62		
	WEIGHTED AVERAGE	(WAPI)	151.3	49.7		

TRAC	TRACT 4 SOIL MAP						
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS			
FsA	Fox silt loam, till plain, 0 to 2 percent slopes	1.63	103	36			
Ge	Gessie silt loam	10.86	131	41			
	WEIGHTED AVERAG	E (WAPI)	112.7	37.7			